

Abbots Place, West Hampstead, NW6



- Exceptional 1st & 2nd floor, split level flat with 3 bedrooms and 2 bathrooms
- Double reception leading to fitted kitchen
- Available 15th July. Ideally unfurnished. EPC:D. Council Tax E. No pets
- Close to West End Lane and Priory Road. Links to the city via West Hampstead and Finchley Road stations
- Wood flooring throughout. High ceilings.
- Viewing via Rose & Co Estates 020 7372 8488

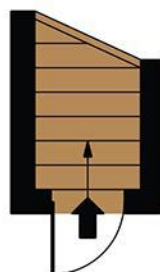


Weekly Rental £925 Monthly £4,008.33

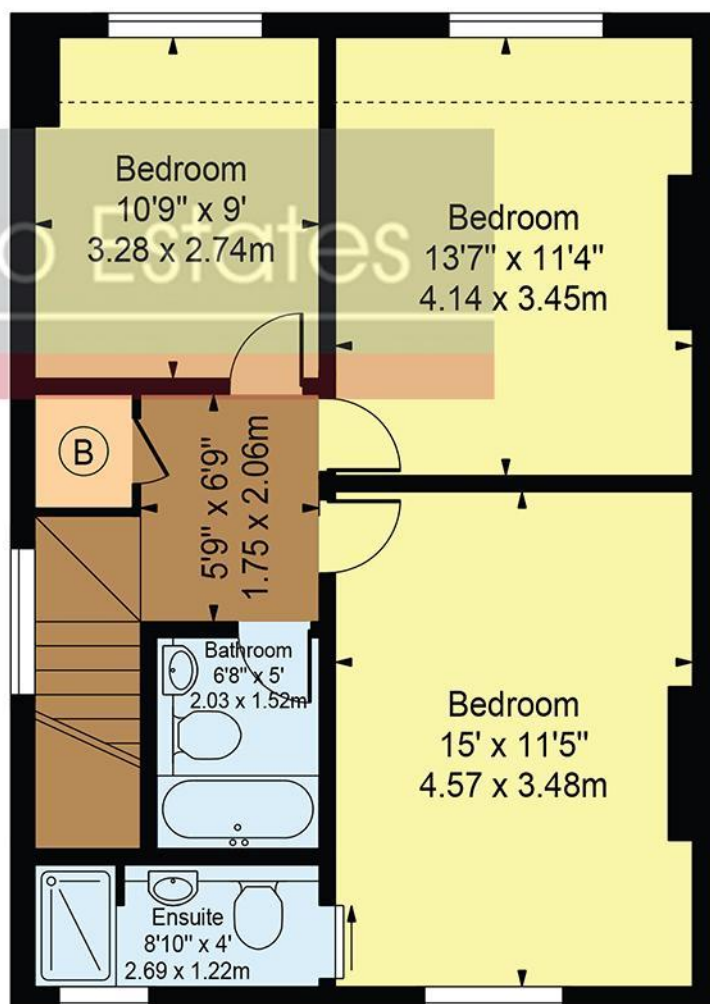
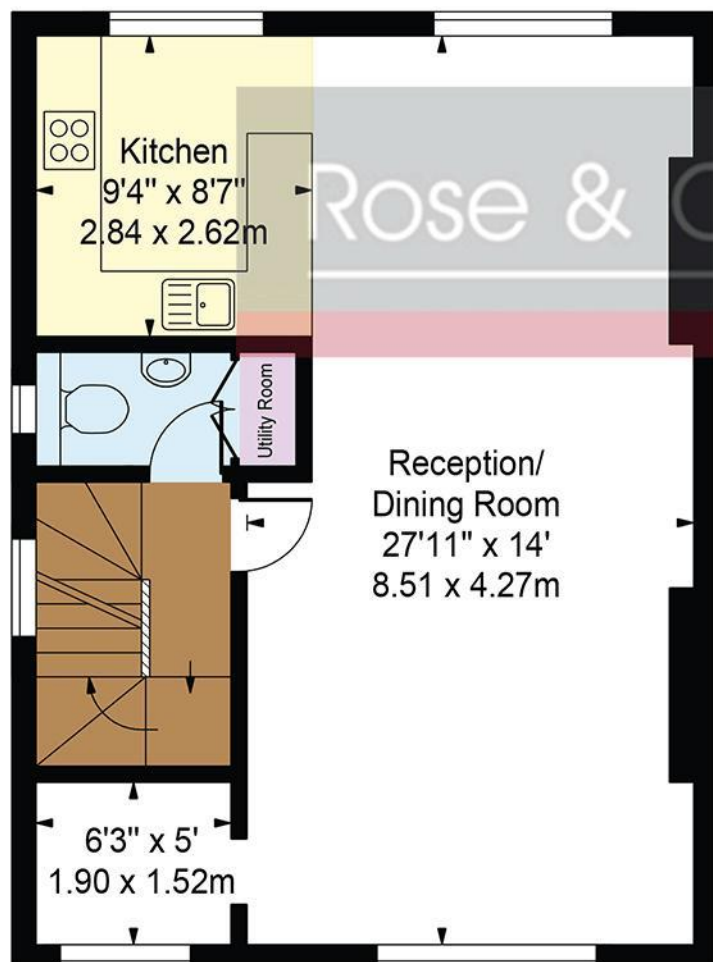
Abbots Place

Approx. Total Internal Area 1174 Sq Ft - 109.07 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 1134 Sq Ft - 105.35 Sq M
(Excluding Restricted Height Area)



Raised Ground Floor Entrance
(15 Sq Ft - 1.39 Sq M)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy performance certificate (EPC)

First Floor Flat , 5 Abbots Place
LONDON
NW6 4NP

Energy rating

D

Valid until: **13 July 2031**

Certificate number: **0560-2147-9030-2599-3061**

Property type

Top-floor flat

Total floor area

105 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60